

Minutes

Leonia Planning Board

Wednesday May 27, 2015

Borough Annex

7:30 p.m.

Members present: Mr. Botten, Mr. Cassano, chairman Chace, Mr. Petti, Mr. Russell, Mr. Stenken, Mr. Wilds, Ms. Roland, Mr. Poretzky, Mayor DeSimone

Members absent: Mr. Ford, Councilman Minichiello, Mr. Rodriguez

Also present: Mr. Costa, Mrs. Evans, Mr. Massaro, Attorney Steinhagen, Mr. Terhune

Meeting called to order at 7:30 p.m.

Roll call, announcement of proper notice of meeting, salute to the flag

Minutes:

Motion to waive the reading of the minutes of April 22nd: Mr. Stenken Second: Mr. Botten

Motion passes

Motion to approve the minutes of April 22nd: Mr. Botten Second: Mr. Petti

Passed by a vote of 8 yes (Botten, Cassano, Chace, Petti, Russell, Stenken, Roland, Wilds)

0 no

New Business:

File#2015-10 Suman Kyeong, 301 Broad Avenue

Applicant proposed a take – out/eat in restaurant with twenty seats requiring eight parking spaces.

It will replace the former Mont Blanc Coffee and Bakery Shop.

Peter Kim, Esq. represented the applicant. Peter Pulice, architect for the applicant was sworn in and gave testimony. The applicant is seeking a change of ownership. He will modify the food prep area to expand cooking and add new range hoods and sinks as well as a new walk in fridge. The display food area will be slightly modified. There will be no change in seating. No parking spaces are proposed. The existing light box will be changed with new signage. The applicant agreed to adhere to borough standards. The business will offer eat in as well as takeout. They estimate five to six employees. Hours of operation will be Monday through Saturday 7:00 a.m. until 9:00 p.m. On Sunday they will close at 5:00

The applicant was informed that must purchase six municipal parking permits. They must follow the same loading and unloading requirements as H-Mart.

The meeting was open to the public. No one came forward. The public portion of the meeting was then closed. There was a board discussion.

Motion to approve: Mr. Stenken Second: Ms. Roland

Passed by a vote of 9 yes (Botten, Casino, Chace, Petti, Russell, Stenken, Roland, Wilds, Poretzky

0 no

Continued Application:

File#2015-01 Andrea Rocha 446 Grand Avenue

Mayor DeSimone recused himself from this application.

Katherine Walsh, attorney for the applicant addressed the board. She called Arthur Henn to testify as the architect for the applicant. The applicant is now proposing seven (7) units. They have eliminated one back unit. A deck area has been added to the rear unit. This deck can be accessed by all of the residents. They also added five (5) more parking spaces bringing the total to twenty two (22).

Sworn in was Guy Lagomarsino, engineer for the applicant. Marked as evidence was:

A1-aerial google map of the property

At this time no final drainage designs have been submitted. No variances are being sought for lighting.

The meeting was open to the public to question Mr. Lagomarsino. The following person came forward:

Roland Weimer 329 Mohr Avenue.

The public portion of the meeting to question the engineer was then closed.

Michael Kavker, planner for the applicant was sworn in. He discussed density as compared to surrounding areas. The board discussed possibly inserting a deed restriction that will state that the study cannot be used a bedroom. The meeting was open to the public to question Mr. Kicker. No one came forward. The public portion of the meeting to question the planner was then closed.

The Shade Tree Commission will review the landscaping plan.

The board discussed the application at great length and felt that the best course of action was to request that the applicant resubmit new plans showing the proposed revisions including the removal of unit three. They suggested that the applicant return to their original proposal of six units. They would like the architect and engineer to meet with board engineer Robert Costa again. Ms. Walsh agreed to a time extension and the case will be heard again on June 24th

File#2015-07 Verizon Wireless, 100 Leyland Drive

Mr. Petti recused himself from this application.

Richard Schneider, attorney for the applicant addressed the board. He informed the board that the applicant reviewed the sites proposed by Mr. Costa. This included the DPW. Unfortunately none of these sites would work for the applicant.

Michael Fischer was sworn in and gave testimony as the engineer for the applicant. Marked as evidence was the following:

A4-FCC Compliance Standards

The meeting was open to the public to question Mr. Fischer. No one came forward. The public portion of the meeting to question Mr. Fischer was then closed.

James Murawski, civil engineer for the applicant discussed the antennas and explained how the unit will be anchored. The meeting was open to the public to question Mr. Murawski. No one came forward. The public portion of the meeting to question Mr. Murawski was then closed.

Steve Erickson, radio frequency engineer for the applicant gave testimony. Marked as evidence was the following:

A5-covergae from DPW yard in yellow and proposed site (Leyland) in red

A6-DPW yard only

The meeting was open to the public to question Mr. Erickson. No one came forward. The public portion of the meeting to question Mr. Erickson was then closed.

This case is continued to June 24th. They applicant will be placed first on the agenda.

Announcements:

File#2015-8 Gabriel Salzar, 347 Highwood Avenue

Moved to June 24th

File#2015-9 427 Washington Terrace Trust 426 Washington Terrace

Moved to June 24th

At this time (10:30) the board voted to enter into closed session to discussed the litigation of 313 Woodland Street

Motion to enter into closed session Mr. Botten Second: Mr. Stenken

Motion passes

Motion to enter into regular session: Mr. Botten Second: Mr. Russell

The board entered back into regular session at 10:40.

The board voted to authorize a defense defending their decision about 313 Woodland Place. Motion
authorize defense: Mr. Botten Second: Mr. Stenken

Passed by a vote of 7 yes (Botten, Cassano, Chace, Stenken, Roland, Wilds, Poretzky)
1 no (Russell)

Motion to adjourn: Mr. Stenken Second: Mr. Botten

Meeting adjourned at 10:50

Respectfully submitted:

Tina Evans

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6/24/15